

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924

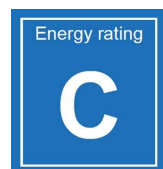


72 HARRIS ROAD, ARMTHORPE, DN3 2FE.

• 4 Bedroom End Property in a block of three • Garage • PVCu Double Glazing • Gas Central Heating • Front and Rear Gardens • Fitted Kitchen with oven and hob • Ground floor Cloakroom • Family Bathroom, En-suite Shower Room and Dressing Area • Conveniently located for all amenities •



£ 199,950 NO CHAIN



- Kitchen, Lounge and Dining Area, ground floor Cloakroom.
- Three Bedrooms and Bathroom to first floor.
- Fourth Bedroom, Dressing Area and En-suite Shower Room to second floor.
- Gas Central Heating.
- PVCu Double Glazing.
- Garage.
- Convenient for motorway access.

Accommodation (room sizes approx. only)

Ground Floor

ENTRANCE HALL with 1 radiator.

CLOAKROOM having wash basin, w.c., and radiator.

KITCHEN (about 3.17m exc bay x 2.46m) having range of base cupboard and drawer units, wall mounted cupboards, work surfaces and stainless steel single drainer sink unit with mixer tap. Built-in 4 ring hob, oven and extractor unit over. Tiled floor and PVCu bay window. Ceiling spot lights.

LOUNGE AND DINING AREA (about 5.03 max – 2.57m min x 4.56m max – 3.59m min) having 1 radiator, double glazed French doors to rear garden, storage cupboard and ceiling spot lights.

First Floor

LANDING with airing cupboard.

FRONT DOUBLE BEDROOM (about 4.45m max x 2.54m) having 1 radiator.

REAR DOUBLE BEDROOM (about 3.70m x 2.54m) having 1 radiator.

FRONT BEDROOM (about 2.61m x 1.92m) having 1 radiator.

BATHROOM (about 1.91m x 1.68m) having panelled bath with tap shower fitting, vanity wash basin and w.c. 1 radiator.

Second Floor

MASTER BEDROOM (about 4.88m x 4.58m max – 3.49m min) having 1 radiator.

DRESSING AREA (about 2.80m x 1.90m)

EN-SUITE SHOWER ROOM (about 1.88m x 1.65m) having shower cubicle, vanity wash basin and w.c. 1 radiator.

OUTSIDE

Front garden.

Rear enclosed garden.

SERVICES (not tested)

Mains water, electricity, drainage and gas. Gas fired central heating to radiators.

COUNCIL TAX

Band C.

TENURE Freehold.

VIEWING

Strictly by prior appointment through Grice & Hunter 01302 360141.



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